



elevated architecture

November 5, 2008

City of Las Vegas
Planning & Development Department
Development Services Center
731 South 4th Street
Las Vegas, NV 89101

Attn: Planning Staff
Re: New City Hall Building
Justification Letter
JMA No. 200703315

Apn: #139-34-210-007 thru -013, #139-34-210-019 thru -023

To Whom It May Concern:

This proposed application represents the New City Hall Building development of approximately 303,085 s.f. This development is bound by Main Street to the West, First Street to the East, Lewis Avenue to the North and Clark Avenue to the South. The site is within the Downtown Centennial Plan (Office Core) and the Downtown Redevelopment Plan (Commercial) with a Service Commercial (SC) master plan designation and is currently zoned C-2 (General Commercial District) and C-M (Commercial Industrial District). The following Apn numbers #139-34-210-007 thru -010 are currently zoned C-M and are currently in the process of a zone change to C-2.

We are respectfully requesting the following application types:

Site Development Plan Review

The project proposes a seven story structure that is approximately 145 feet in height and contains secured underground parking. As presently designed, the building exterior will consist of composite panels, painted pre-cast concrete, brushed stainless steel accents, curtain wall system with low reflective glass not to exceed 22%. The entire structure is planned to meet the Silver certification of the Leadership in Energy and Environmental Design (LEED).¹ The project will use photovoltaic cells as a design feature in the main pedestrian public plaza in front of the entry to the building and on the roof level to provide some amount of alternative power to the building. The project will also have approximately 1,900 s.f. of retail space located on the first level facing First Street. The second level of the project will hold the Council Chambers along with a public plaza area that will open up toward the northeast corner of the building exterior.

There will be approximately 47 secured underground parking spaces, approximately 27 surface parking spaces and two loading zone areas provided at the site. Significant off-site parking will be available in the area for this building along with the availability of alternate forms of mass transit.

¹ LEED certification is not obtained until completion of construction and, consequently cannot be guaranteed.

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SDR-31749
12/18/08 PC

Waiver

In addition to the Site Development Plan Review the applicant is requesting various waivers:

1. Aerial Encroachment to allow a seventh floor balcony to encroach approximately 10 feet into Main Street right-of-way for a length of approximately 50 feet.
2. Streetscape along Clark Avenue
3. Build to Line-70%

When completed this project will be an integral and vital component to the changing environment of its location and set a standard for other projects to be modeled after.

Thank you in advance for your time and consideration regarding this application. If you should have any questions or concerns regarding this application, please do not hesitate to call our office.

Sincerely,



Cherie L. Guzman, Assoc. AIA
Strategic Development Director

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